



## CITY COUNCIL AGENDA

COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

OSCAR B. GOODMAN, MAYOR (At-Large) • COUNCILMAN GARY REESE, MAYOR PRO TEM (Ward 3)

COUNCIL MEMBERS: LARRY BROWN (Ward 4), LAWRENCE WEEKLY (Ward 5),

STEVE WOLFSON (Ward 2), LOIS TARKANIAN (Ward 1), STEVEN D. ROSS (Ward 6)

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Facilities are provided throughout City Hall for the convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

**JANUARY 18, 2006**

**Morning Session begins at 9:00 a.m.**

**Afternoon Session begins at 1:00 p.m.**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

DUPLICATE AUDIO TAPES MAY BE AVAILABLE AT A COST OF \$3.00 PER TAPE AND DUPLICATE VIDEO TAPES MAY BE AVAILABLE AT A COST OF \$5.00 PER TAPE THROUGH THE CITY CLERK'S OFFICE.

NOTE: CELLULAR PHONES ARE TO BE TURNED OFF DURING THE COUNCIL MEETING.

### **CEREMONIAL MATTERS**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - RABBI MEL HECHT, TEMPLE BETH AM
- PLEDGE OF ALLEGIANCE
- RECOGNITION OF THE EMPLOYEE OF THE MONTH
- RECOGNITION OF THE SENIOR OF THE QUARTER

### **BUSINESS ITEMS - MORNING**

1. Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time
2. Approval of the Final Minutes by reference of the regular City Council Meeting of December 21, 2005

## **CONSENT AGENDA**

MATTERS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL BY THE SUBMITTING DEPARTMENTS. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

### **CITY ATTORNEY - CONSENT**

3. ABEYANCE ITEM - Approval to authorize settling Linda Helda v. City of Las Vegas, United States District Court Case No. CV-S-05-0313-RLH (GWF) for an amount not to exceed \$115,000

### **DETENTION & ENFORCEMENT - CONSENT**

4. Approval of grant funds in the amount of \$70,837 from the U.S. Department of Justice, Bureau of Justice Assistance under the State Criminal Alien Assistance Program (SCAAP), as reimbursement of monies used to house Immigration and Customs Enforcement (ICE) inmates - Ward 3 (Reese)

### **FIELD OPERATIONS - CONSENT**

5. Approval of a Grant of Easement from the City of Las Vegas to Nevada Power Company to cancel and supersede the Right of Entry previously on record and continue to allow Nevada Power Company access to the site for electrical systems needs at APN 162-04-601-003 commonly known as Fire Station No. 10 located at 1501 South Martin L. King Boulevard - Ward 1 (Tarkanian)
6. Approval of a Second Amendment to a Lease Agreement whereby the Rape Crisis Center leases land from the City of Las Vegas for two modular spaces located at 741 Veterans Memorial Drive - Ward 5 (Weekly)
7. Approval of an Easement and Rights-of-Way from the City of Las Vegas to the Las Vegas Valley Water District for a water line easement to service a portion of APN 138-07-103-002 located in the vicinity of Alexander Road and Hualapai Way - Ward 4 (Brown)

### **FINANCE & BUSINESS SERVICES - CONSENT**

8. Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments
9. Approval of renewal of City's required letter of credit in the amount of \$10,508,000 for workers compensation claims (\$52,199.89 -Workers Compensation Internal Service Fund)
10. Approval of a \$3,795,000 transfer of funding to the Alexander/Hualapai Park project in the Parks and Leisure Activities Capital Projects Fund from the General Fund (\$2,995,000) and the City Facilities Capital Projects Fund (CPF) (\$800,000) - Ward 4 (Brown)
11. Approval of Change of Corporate/Business Name and Officers/Shareholder for a Slot Operator License subject to confirmation of approval by the Nevada Gaming Commission, From: Universal Distributing of Nevada, Inc. dba Universal Distributing of Nevada, Inc., To: Aruze Gaming America, Inc., dba Aruze Gaming America, Inc., 745 Grier Drive, Mitsuo Kiyokawa, Dir, Pres, Treas, Sandra A. Placak, Dir, Secy, Aruze Corporation, a publicly traded corporation, 100%, Kazuo Okada, COB, 42.96%, Tomohiro Okado, 30.11% - County
12. Approval of Change of Location for a Hypnotist License subject to the provisions of the planning and fire codes, Thomas H. Woods, dba Thomas H. Woods, From: 6317 Vicuna Drive, To: 8640 Portofino Court, Thomas H. Woods, 100% - Ward 2 (Wolfson)

## **FINANCE & BUSINESS SERVICES - CONSENT**

13. Approval of award of Modification No. 1 to Contract No. 030214 for Software Upgrade - Department of Information Technologies - Award recommended to: SIGMA DATA SYSTEMS, INC. (\$39,955 - Computer Services Internal Service Fund)
14. Approval of award of Bid No. 060122-CW, Demolition of Buildings located at 319, 323, 325 N. 6th Street and 324, 326 N. 7th Street and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: CORVERA ABATEMENT TECHNOLOGIES, INC. (\$42,500 - City Facilities Capital Project Fund) - Ward 5 (Weekly)
15. Approval of award of Contract No. 050614 for Prolaw Case Management Software - Department of Information Technologies - Award recommended to: THOMPSON ELITE (\$39,408 - Computer Services Internal Service Fund)
16. Approval of award of Contract No. 060020 for a Compensation Survey - Department of Human Resources - Award recommended to: THE SEGAL COMPANY (\$55,000 - General Fund)
17. Approval of Letter of Engagement for Legislative and Governmental Relations Consulting Services - Office of the City Manager, Administrative Services - Award recommended to: LIONEL, SAWYER AND COLLINS (\$90,000 - General Fund)
18. Approval of award of Purchase Agreement No. 060171 for CASE Wheel Loaders and Accessories - Department of Field Operations - Award recommended to: HERTZ EQUIPMENT RENTAL CORPORATION (\$507,400 - Automotive Services Internal Service Fund)
19. Approval of award of Bid No. 060125-KF, Allis Chalmers Pump Parts - Department of Public Works - Award recommended to: DESERT PUMPS AND PARTS INC. (\$62,010 - Sanitation Enterprise Fund)
20. Preapproval of award of Bid No. 06.15341.02-CW, Ed Fountain Park Phase II, located at 1400 North Decatur Boulevard, to the lowest responsive and responsible bidder and approve the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works (\$3,210,000 - Parks and Leisure Activities Capital Projects Fund) - Ward 5 (Weekly)
21. Approval of Use Agreement No. 060108 authorizing use of Clark County Bid No. 5142-02, Annual Requirements Contract for Micrographic Document Conversion - Various Departments - Award recommended to: GLOBAL 360 BGS, INC. (\$150,000 - Various Funds)
22. Approval of Preventative Maintenance Agreement No. 177709B for Maintenance and Calibration of Sewer Flow Monitors - Department of Public Works - Award recommended to: HACH CO. (\$109,808.88 - Sanitation Enterprise Fund)
23. Approval to increase amount of preapproval to issue a Purchase Order for Rental of Electric Generators during the Tennis Channel Tournament at the Amanda and Stacy Darling Tennis Center located at Washington Avenue and Buffalo Drive - Department of Leisure Services (\$70,000 - General Fund) - Ward 4 (Brown)

## **FIRE & RESCUE - CONSENT**

24. Approval of an interlocal cooperative agreement between the City of Henderson and the City of Las Vegas that allows Las Vegas Fire & Rescue to train at the Henderson Fire Department's Training Facility - All Wards

## **NEIGHBORHOOD SERVICES - CONSENT**

25. Approval of a Security and Maintenance Agreement (SAM) between the City of Las Vegas and 900 West Owens, LLC, for \$82,740 of Community Development Block Grant (CDBG) funds to provide monthly security and maintenance services for city-owned common areas located at 1040 West Owens - Ward 5 (Weekly)

## **PUBLIC WORKS - CONSENT**

26. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Taney Engineering on behalf of William Lyon Homes, Incorporated, owners (southwest of Whispering Sands Drive and Rainbow Boulevard, APN 125-15-604-001 and -002) - County (near Ward 6 - Ross)
27. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Dwyer Engineering on behalf of Fred O. Kloss, Rhonda J. Kloss and Brandee Lynn Vanderwerf, owners (southeast corner of Wittig Avenue and Maverick Street, APN 125-23-505-001) - County (near Ward 6 - Ross)
28. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Mark Pittsenbarger and Margaret Pittsenbarger, owners (north of Solar Avenue, west of Jensen Street, APN 125-18-401-021) - County (near Ward 6 - Ross)
29. Approval of an Encroachment Request from Thomason Consulting Engineers on behalf of Silver Dollar Land Company, LLC, owner (northwest corner of Ann Road and Balsam Street) - Ward 6 (Ross)
30. Approval of additional funds for Interlocal Contract 490 between the City of Las Vegas and the Clark County Regional Transportation Commission (RTC) for construction of Sound Walls at I-515 from I-15 to Charleston Boulevard (\$10,000,000 - RTC) - Wards 3 and 5 (Reese and Weekly)
31. Approval of an Interlocal Agreement between Clark County Water Reclamation District (District) and the City of Las Vegas (City) for a temporary sewer connection to the City's 66-inch sewer line near Nellis Boulevard and Stewart Avenue, approximately 700 feet west of Nellis Boulevard - Ward 3 (Reese)

## **RESOLUTIONS - CONSENT**

32. R-1-2006 - Approval of a Resolution of intent proposing the issuance of, and authorizing the publication of notices relating to General Obligation (Limited Tax) Various Purpose Bonds (additionally secured by pledged revenues) Series 2006 in the maximum principal amount of \$79 million - \$25,000,000 has been budgeted for a recreational project for the City (Freedom Park Big League Dreams); \$14,000,000 has been budgeted for a park project for the City (Alexander/Hualapai Park); and the budget will require augmentation of \$40,000,00 for a drainage and flood control project, environmental remediation project, off-street parking project, sewerage project, street project and water project for the City (Union Park 61 Acres) - Wards 3, 4 and 5 (Reese, Brown and Weekly)

## **DISCUSSION / ACTION ITEMS**

### **ADMINISTRATIVE - DISCUSSION**

33. Report from the City Manager on Emerging Issues
34. Report from Desert Research Institute (DRI) on their innovations, collaboration and global recognition

### **ADMINISTRATIVE SERVICES - DISCUSSION**

35. Report regarding the current status of City of Las Vegas projects funded by the Southern Nevada Public Lands Management Act - All Wards

### **CITY ATTORNEY - DISCUSSION**

36. Discussion and possible action on Appeal of Work Card Denial: Janine Rennee Sawyer, 5316 Mountain View Drive, Las Vegas, Nevada 89146

### **CITY ATTORNEY - DISCUSSION**

37. Discussion and possible action on Appeal of Work Card Denial: Approved July 20, 2005 subject to six month review: Latoria V. Byrd, 321 Tonopah Street #111, North Las Vegas, Nevada 89030
38. Discussion and possible action on Appeal of Work Card Denial: Approved July 20, 2005 subject to six month review: Chrystina L. McGurran, 6223 East Sahara Avenue #120, Las Vegas, Nevada 89142
39. Discussion and possible action on Appeal of Work Card Denial: Celita Garrett, 1804 Weldon Street, Las Vegas, Nevada 89104
40. ABEYANCE ITEM - Discussion and possible action on Work Card Denial: Hope D. Brunk, 8328 Dawn Breeze Avenue, Las Vegas, Nevada 89131
41. ABEYANCE ITEM - Discussion and possible action on Work Card Denial: Sharon D. Hickman, 2632 Living Rock Avenue, Las Vegas, Nevada 89106
42. ABEYANCE ITEM - Discussion and possible action on Work Card Denial: Gail M. Gonzales, 825 Vermillian Drive, Henderson, Nevada 89015
43. Discussion and possible action on Work Card Denial: Sasha C. David, 2241 North Jones Boulevard #1, Las Vegas, Nevada 89108

### **FINANCE & BUSINESS SERVICES - DISCUSSION**

44. Discussion and possible action regarding Temporary Approval of a new Burglar Alarm Service License, D. H. Pace Company, Inc., dba D. H. Pace Systems Integration, 1142 Clay Street, North Kansas City, Missouri, Rex E. Newcomer, Dir, Pres, CEO, Norman N. Newcomer, Dir, Executive VP, E. E. Newcomer Enterprises, Inc., 100%, Rex E. Newcomer, Pres, Norman N. Newcomer, 7% - Missouri
45. Discussion and possible action regarding Temporary Approval of a new Massage Establishment License subject to the provisions of the planning and fire codes, A Body in Balance, LLC, dba A Body in Balance, 1215 South Fort Apache Road, Suite 150, Milana K. Coppert, Mgr, M & M Living Trust, Mmbr, 70%, Milana K. Coppert, Trustee, Graciela L. Martinez, Mgr, Mmbr, 30% - Ward 2 (Wolfson)
46. Discussion and possible action regarding a new Massage Establishment License subject to the provisions of the fire codes, Yue Dai, dba A Jade Garden Massage, 6706 West Cheyenne Avenue - Ward 6 (Ross)
47. Discussion and possible action regarding Temporary Approval of Change of Ownership and Business Name for a Package License subject to Health Dept. regulations, From: Seham and Hassan, Inc., dba Panorama Liquor, To: Main Street Market & Liquor, Inc., dba Main Street Market & Liquor, 311 South Main Street, Glenda K. Shaw, Dir, Pres, Secy, Treas, 100% - Ward 1 (Tarkanian)

### **NEIGHBORHOOD SERVICES - DISCUSSION**

48. Report from the Senior Citizens Advisory Board on its accomplishments and future projects - All Wards

### **PLANNING & DEVELOPMENT - DISCUSSION**

49. Report on comprehensive study of concurrent condominium conversion trends and update on the status of the condominium conversion text amendment - All Wards
50. Public hearing regarding Bill No. 2005-67 authorizing the City Council to adopt certain minor amendments to the City's General Plan without Planning Commission action - All Wards

## **BOARDS & COMMISSIONS - DISCUSSION**

51. PARK & RECREATION ADVISORY COMMISSION - Dave Casaleggio, Term Expiration 2-05-2006; William McCurdy, Term Expiration 2-20-2006
52. ANIMAL ADVISORY COMMITTEE - Amber Dukes, Term Expiration 2-7-2006
53. COMMUNITY DEVELOPMENT RECOMMENDING BOARD - Brenda Williams, Term Expiration 6-7-2006 (Resigned)
54. Discussion and possible action on the appointment of the City representative to the Southern Nevada Water Authority Management Advisory Committee (MAC)

## **RECOMMENDING COMMITTEE REPORT - DISCUSSION**

### **BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING**

55. Bill No. 2005-66 - Annexation No. ANX-9561 - Property location: On the southeast corner of Torrey Pines Drive and El Campo Grande Avenue; Petitioned by: Irvin Wright; Acreage: 0.70 acres; Zoned: R-E (County zoning), U (RNP) (City equivalent). Sponsored by: Councilman Steven D. Ross
56. Bill No. 2005-67 - Authorizes the City Council, in accordance with State law, to adopt certain minor amendments to the General Plan without Planning Commission action and without limitation as to frequency. Proposed by: M. Margo Wheeler, Director of Planning & Development
57. Bill No. 2005-68 - Amends the Land Use Element of the Las Vegas 2020 Master Plan, as well as the Centennial Hills Sector Plan, to include the "Traditional Neighborhood Development (TND)" land use category. Proposed by: M. Margo Wheeler, Director of Planning & Development
58. Bill No. 2005-69 - Establishes the "Traditional Development" Zoning District. Proposed by: M. Margo Wheeler, Director of Planning & Development

### **BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING**

**THERE IS NO PUBLIC COMMENT ON THESE ITEMS AND NO ACTION WILL BE TAKEN BY THE COUNCIL AT THIS MEETING, EXCEPT THOSE ITEMS WHICH MAY BE STRICKEN OR TABLED. PUBLIC TESTIMONY TAKES PLACE AT THE RECOMMENDING COMMITTEE MEETING HELD FOR THAT PURPOSE.**

59. Bill No. 2006-1 - Updates the zoning regulations that govern off-premise signs, and makes minor revisions regarding the placement of certain on-premise signs. Sponsored by: Councilwoman Lois Tarkanian
60. Bill No. 2006-2 - Establishes distance separation requirements regarding pawn shops. Sponsored by: Councilwoman Lois Tarkanian
61. Bill No. 2006-3 - Amends the time-lines for filing and hearing a work card appeal and repeals the dual filing requirements for a written notice of appeal. Proposed by: Mark R. Vincent, Director of Finance and Business Services

## **NEW BILLS - DISCUSSION**

**THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.**

62. Bill No. 2006-4 - Amends Ordinance No. 5774, relating to the annexation of property, to correct the legal description contained therein (General Location - the area bounded by Iron Mountain Road to the south, Puli Road to the west, Hualapai Way to the east, and Moccasin Road to the north). Proposed by: M. Margo Wheeler, Director of Planning & Development

## **NEW BILLS - DISCUSSION**

**THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.**

63. Bill No. 2006-5 - Amends Ordinance No. 5726, creating Special Improvement District No. 1505 - Sierra Oeste Neighborhood Streetlights, regarding the means of installing the improvements. Proposed by: Charles Kajkowski, Director of Public Works

## **1:00 P.M. - AFTERNOON SESSION**

### **BUSINESS ITEMS - AFTERNOON**

64. Any items from the afternoon session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

### **HEARINGS - DISCUSSION**

65. Public hearing to consider the report of expenses to recover costs for abatement of dangerous building located at 3205 Goleta Drive. PROPERTY OWNER: JAN MYERS - Ward 6 (Ross)
66. Public hearing to consider the report of expenses to recover costs for abatement of dangerous building located at 613 Twin Lakes Drive. PROPERTY OWNER: ANTHONY YAU TSE - Ward 5 (Weekly)
67. Public hearing to consider the report of expenses to recover costs for abatement of nuisance located at N/E corner of Vegas Drive and Windchime Drive (APN: 139-20-403-001). PROPERTY OWNER: SIETE SUERTE, LLC - Ward 5 (Weekly)
68. ABEYANCE ITEM - Hearing to consider the appeal regarding the Nuisance Notice and Order to Comply regarding 1752 E. Charleston Boulevard. PROPERTY OWNERS: CHARLESTON PLAZA L L C - Ward 3 (Reese)

### **PLANNING & DEVELOPMENT**

The items listed below, where appropriate, have been reviewed by the various City departments relative to requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and building and fire regulations. Their comments and/or recommendations and requirements have been incorporated into the action.

### **PLANNING & DEVELOPMENT - DISCUSSION**

69. GPA-8892 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: LI/R (LIGHT INDUSTRIAL/RESEARCH) TO: GC (GENERAL COMMERCIAL) on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APNs 162-04-505-001 and 002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (3-2-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL



## PLANNING & DEVELOPMENT - DISCUSSION

70. ZON-8893 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APNs 162-04-505-001 and 002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (3-2-1 vote) recommends APPROVAL
71. SUP-8895 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Request for a Special Use Permit FOR A 950 FOOT BUILDING IN THE AIRPORT OVERLAY ZONE adjacent to the southeast corner of Wall Street and Western Avenue (APNs 162-04-505-001 and 002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (3-2-1 vote) recommends APPROVAL
72. SUP-8897 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT at the southeast corner of Charleston Boulevard and Western Avenue, (APNs 162-04-505-001 and 002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian). [NOTE: The address should read at the southeast corner of Wall Street and Western Avenue.] Staff recommends DENIAL. The Planning Commission (3-2-1 vote) recommends APPROVAL
73. SDR-8894 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 950 FOOT 73 STORY MIXED USE DEVELOPMENT CONTAINING 182,000 SQUARE FEET OF COMMERCIAL SPACE AND 3,020 RESIDENTIAL UNITS AND A WAIVER TO ALLOW A 70% LOT COVERAGE WHERE A 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APNs 162-04-505-001 and 002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian). [NOTE: WAIVER IS WITHDRAWN; PROPOSAL IS 45 STORIES.] Staff recommends DENIAL. The Planning Commission (3-2-1 vote) recommends APPROVAL
74. VAC-8898 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Petition to Vacate Wall Street east of Western Avenue and a portion of the alley located east of Western Avenue and north of Wall Street, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (4-1-1 vote) recommends APPROVAL
75. ROC-10607 - PUBLIC HEARING - APPLICANT/OWNER: JOSEPH W. NOBLE AND LONNIE NOBLE - Request for a Review of Condition Number 1 of an approved Site Development Plan Review (SDR-3999) TO ALLOW AN EXISTING WALL, APPROXIMATELY 5.5 FEET TO EIGHT FEET HIGH, ALONG THE EAST PROPERTY LINE WHERE AN EIGHT-FOOT HIGH WALL IS REQUIRED on 2.19 acres at the northeast corner of Kraft Avenue and Windy Hollow Street (APNs 138-02-513-001 through 004), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross). Staff recommends DENIAL
76. RQR-10875 - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: SONOMA PALMS LIMITED PARTNERSHIP - Required One Month Review of an approved Review of Condition Number 7 (ROC-9837) of an approved Site Development Plan Review (SDR-3045), WHICH ALLOWED NON-VERTICAL CONSTRUCTION PRIOR TO COMPLETION OF ALL PERIMETER WALLS for a senior citizen apartment development on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APNs 138-13-101-002 through 004), U (Undeveloped) [M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zones under Resolution of Intent to R-3 (Medium Density Residential), Ward 5 (Weekly). Staff recommends APPROVAL
77. SDR-9197 - PUBLIC HEARING - APPLICANT/OWNER: PERRY CHAMANI - Request for a Site Development Plan Review FOR A PROPOSED 11,540 SQUARE-FOOT RETAIL CENTER AND WAIVERS TO ALLOW NO SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED; OF THE PERIMETER, PARKING LOT, AND FOUNDATION LANDSCAPING REQUIREMENTS; AND OF THE BUILDING PLACEMENT REQUIREMENT on 1.22 acres at the northeast corner of Rancho Drive and Donnie Avenue (APNs 138-12-810-006, 007 and 008), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL



## **PLANNING & DEVELOPMENT - DISCUSSION**

78. SDR-10097 - PUBLIC HEARING - APPLICANT/OWNER: ARIES HOLDINGS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 13,551 SQUARE-FOOT OFFICE BUILDING AND WAIVERS OF THE BUILDING PLACEMENT STANDARDS; PARKING LOT, PERIMETER, AND FOUNDATION LANDSCAPING STANDARDS; AND TO ALLOW A 4.5-FOOT SIDEYARD SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED on 0.99 acres at 8430 West Lake Mead Boulevard (APN 138-20-611-006), C-1 (Limited Commercial) Zone, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff APPROVAL
79. SDR-10142 - PUBLIC HEARING - APPLICANT: JAWA STUDIO - OWNER: KETEL HOLDINGS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,700 SQUARE-FOOT OFFICE BUILDING AND WAIVERS TO PERMIT A 3.5-FOOT REAR SETBACK WHERE 15 FEET IS THE MINIMUM REAR SETBACK REQUIRED; AND FOR REDUCTIONS OF PERIMETER, PARKING, LANDSCAPE BUFFER WIDTH AND FOUNDATION LANDSCAPING STANDARDS on 1.01 acres at 6312 West Cheyenne Avenue (a portion of APN 138-11-801-019), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL
80. SDR-10143 - PUBLIC HEARING - APPLICANT: RENZI DEVELOPMENT - OWNER: S W DESERT PROPERTIES, LLC., ET AL - Request for a Site Development Plan Review FOR A 68-STORY MIXED-USE DEVELOPMENT CONSISTING OF 1,011 RESIDENTIAL UNITS AND 9,260 SQUARE FEET OF RETAIL SPACE; AND WAIVERS OF THE DOWNTOWN STREETSCAPE STANDARDS, BUILD-TO-LINE STANDARDS AND STEPBACK STANDARDS on 1.30 acres at 1209 South Third Street (APN 162-03-110-005 through 010), R-4 (High Density Residential) Zone, Ward 1 (Tarkanian). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
81. MOD-9731 - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC - Request for a Major Modification to amend a portion of the Town Center Land Use Plan FROM: GC-TC (GENERAL COMMERCIAL-TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE-TOWN CENTER) on 4.23 acres adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
82. SUP-9732 - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
83. SUP-9733 - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB TO BE LOCATED WITHIN A PROPOSED MIXED-USE DEVELOPMENT adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
84. SDR-9729 - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 72,964 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF 23,519 SQUARE FEET OF RETAIL/RESTAURANT SPACE AND 33 RESIDENTIAL UNITS AND WAIVER OF THE BUILD-TO-LINE REQUIREMENT adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
85. MOD-10024 - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: SITE FOUR, LLC - Request for a Major Modification to the Lone Mountain Master Plan to add Financial Institution, Specified to section 2.4 as a permitted use in VC (Village Commercial) by means of a Special Use Permit, Ward 4 (Brown). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

## PLANNING & DEVELOPMENT - DISCUSSION

86. SUP-9759 - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: SITE FOUR, LLC - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 200 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM EXISTING RESIDENTIAL DEVELOPMENTS at 3390 Novat Street (APN 137-12-410-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL
87. MSH-8656 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways TO UPDATE STREET RIGHT-OF WAY CLASSIFICATIONS for the streets generally described as follows: Bonneville Avenue and Clark Avenue, between Martin L. King Boulevard and Sixteenth Street; Casino Center Boulevard and Third Street, between Coolidge Avenue and Las Vegas Boulevard; "D" Street/ "F" Street/City Parkway Connector, between McWilliams Avenue and Grand Central Parkway; and Grand Central Parkway, between City Parkway and Sahara Avenue, Wards 1 (Tarkanian), Ward 3 (Reese), and Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
88. VAC-10222 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate Public Rights of Way generally located at the north east corner of Gowan Road and Hualapai Way, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL
89. VAR-10226 - PUBLIC HEARING - APPLICANT: PROCRASTINATE, LLC. - OWNER: WUNG FAMILY TRUST - Request for a Variance TO ALLOW 37 PARKING SPACES WHERE 48 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED at 8524 West Sahara Avenue (APN 163-04-405-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend APPROVAL
90. SUP-9617 - PUBLIC HEARING - APPLICANT: PROCRASTINATE, LLC. - OWNER: WUNG FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT [ON-OFF-SALE (BEER WINE COOLER ONLY)] WITHIN AN EXISTING CONVENIENCE STORE at 8524 West Sahara Avenue (APN 163-04-405-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend APPROVAL
91. VAR-10070 - PUBLIC HEARING - APPLICANT/OWNER: FRED L. AND SUSAN G. BENNETT - Appeal filed by the Applicant from the Denial by the Planning Commission of a Request for a Variance TO ALLOW A FRONT YARD SETBACK OF 35 FEET WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE on 0.46 acres at 8321 West Hammer Lane (APN 125-33-201-004), R-E (Residence Estates) Zone, Ward 6 (Ross). The Planning Commission (5-2 vote) and staff recommend DENIAL
92. VAR-10125 - PUBLIC HEARING - APPLICANT: BARRY'S BOXING CENTER - OWNER: DENNIS A. GOMEZ AND DOROTHY GOLISH-GOMEZ - Request for a Variance TO ALLOW EIGHT PARKING SPACES WHERE 38 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR AN EXISTING COMMERCIAL BUILDING on 0.30 acres at 2664 Highland Drive (APN 162-09-110-027), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
93. RQR-9375 - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: RANCHO DRIVE, LLC - This is an Appeal filed by the Applicant from the Denial by the Planning Commission of a Required One-Year Review of an Approved Special Use Permit (U-0037-95) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the south side of Rancho Drive, approximately 200 feet south of Rainbow Boulevard (APN 125-35-401-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend DENIAL
94. RQR-9376 - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: WORD OF LIFE CHRISTIAN CENTER, INC. - This is an Appeal filed by the Applicant from the Denial by the Planning Commission of a Request for a Required Two-Year Review of an approved Special Use Permit (U-0027-93) FOR A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4800 Alpine Place (APN 138-36-802-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL

## PLANNING & DEVELOPMENT - DISCUSSION

95. SUP-9616 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: RAGHID B. KOSA - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS FROM THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND FROM THE 1,000-FOOT SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at the northeast corner of Vegas Drive and Jones Boulevard (APN 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
96. SUP-9847 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: KOSTER FINANCE LLC - OWNER: REDROCK PLAZA, LLC - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITHIN A PROPOSED SHOPPING CENTER; A WAIVER OF THE 200-FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE AND A WAIVER OF THE 1,000 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM TWO EXISTING FINANCIAL INSTITUTION, SPECIFIED USES on 3.80 acres adjacent to the south side of Charleston Boulevard, approximately 500 feet east of Wilshire Street (APN 163-01-502-005, 006, 007, and 008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
97. SUP-5894 - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH, INC. - Request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS at the southwest corner of Tenaya Drive and Azure Way (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
98. SUP-10422 - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH, INC. - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT [ON-OFF-SALE (BEER WINE COOLER ONLY)] WITHIN A PROPOSED CONVENIENCE STORE at the southwest corner of Tenaya Drive and Azure Way (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
99. SUP-10423 - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH, INC. - Request for a Special Use Permit FOR A PROPOSED RESTRICTED GAMING USE WITHIN A PROPOSED CONVENIENCE STORE at the southwest corner of Tenaya Drive and Azure Way (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
100. SDR-5893 - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH INC. - Request for a Site Development Plan Review FOR A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND WAIVERS OF THE 70% GLAZING RESTRICTION AND A SEPARATION DISTANCE OF ZERO FEET WHERE A 330-FOOT SEPARATION DISTANCE FROM RESIDENTIAL USES IS REQUIRED on 1.43 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
101. SUP-8647 - PUBLIC HEARING - APPLICANT: FRENCH QUARTER LOFTS, LLC. - OWNER: SW DESERT PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 0.32 acres at 708 and 710 South Sixth Street (APN 139-34-410-189 and 190), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend APPROVAL
102. SDR-8653 - PUBLIC HEARING - APPLICANT: FRENCH QUARTER LOFTS, LLC. - OWNER: SW DESERT PROPERTIES, LLC - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT IN AN 11-STORY BUILDING CONSISTING OF 34 LOFT RESIDENTIAL UNITS AND 9,840 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND FOR WAIVERS OF STEPBACK REQUIREMENTS on 0.32 acres at 708 and 710 South Sixth Street (APN 139-34-410-189 and 190), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend APPROVAL

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103. SUP-9159 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GARCES VENTURE, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue (APNs 139-34-311-140, 141, 142 and 143), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend APPROVAL
104. SDR-9153 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GARCES VENTURE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 55-STORY, 833 SQUARE-FOOT MIXED-USE DEVELOPMENT, CONSISTING OF 349 RESIDENTIAL UNITS AND 6,000 SQUARE FEET OF COMMERCIAL SPACE, AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STEPBACK REQUIREMENTS, STREETScape REQUIREMENTS, AND BUILD-TO-LINE REQUIREMENTS on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue (APNs 139-34-311-140, 141, 142 and 143), C-2 (General Commercial) Zone, Ward 5 (Weekly). [NOTE: THE APPLICATION SHOULD READ 833 FOOT HIGH MIXED USE.] The Planning Commission (6-1 vote) and staff recommend APPROVAL
105. SUP-9493 - PUBLIC HEARING - APPLICANT: EN ENGINEERING, INC. - OWNER: WAL-MART STORES, INC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND A WAIVER FROM THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND TO EXTEND THE HOURS OF OPERATION FROM 8:00 A.M. TO 11:00 P.M. TO 24-HOUR SERVICE at 6310 West Charleston Boulevard (APN 138-35-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (5-2 vote) and staff recommend APPROVAL
106. SUP-9863 - PUBLIC HEARING - APPLICANT: HERMAN THROWER - OWNER: CONSTRUCTION GROUP, INC. - Request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR OFF-SALE ESTABLISHMENT at 2187 North Decatur Boulevard, Suite #140 (APN 138-24-611-073), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
107. SUP-10124 - PUBLIC HEARING - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC - Request for a Special Use Permit FOR A PROPOSED HELIPAD at 620 Shadow Lane (a portion of APN 139-33-401-004), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
108. SUP-10128 - PUBLIC HEARING - APPLICANT: TERRITORY, INC. - OWNER: CENTENNIAL CENTRE, LLC - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway (APN 125-28-713-006), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
109. SUP-10129 - PUBLIC HEARING - APPLICANT: TERRITORY, INC. - OWNER: CENTENNIAL CENTRE, LLC - Request for a Special Use Permit FOR A PROPOSED GAMING (RESTRICTED) USE adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway (APN 125-28-713-006), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
110. SDR-10127 - PUBLIC HEARING - APPLICANT: TERRITORY, INC. - OWNER: CENTENNIAL CENTRE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 10,000 SQUARE-FOOT RESTRICTED GAMING USE AND LIQUOR ESTABLISHMENT (TAVERN) on 1.96 acres adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway (APN 125-28-713-006), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
111. SUP-10144 - PUBLIC HEARING - APPLICANT: LEON BOMBARD - OWNER: NEVADA BROOKS COOK, ET AL - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 1616 South Las Vegas Boulevard (APN 162-03-210-058), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (6-0 vote) and staff recommend APPROVAL



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112. SUP-10198 - PUBLIC HEARING - APPLICANT: SARHAD SHABA - OWNER: MISSION SPRING PROPERTY, LLC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING ONLY) WITHIN AN EXISTING CONVENIENCE STORE AND A WAIVER TO ALLOW NO SEPARATION FROM A PARCEL ZONED OR USED FOR RESIDENTIAL USE WHERE 200 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED at 1102 Fremont Street (APN 139-35-317-001), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
113. ZON-9367 - PUBLIC HEARING - APPLICANT: PAY DIRT DEVELOPMENT AND INVESTMENT LLC - OWNER: VIDA FALATOON, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 12.90 acres on the north side of Dorrell Lane, approximately 630 feet west of Decatur Boulevard (APNs 125-24-503-001, 002, 004, 008, 009, 011 and 017), Ward 6 (Ross). [NOTE: APPLICATION HAS CHANGED TO R-PD5.] Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL
114. SDR-9587 - PUBLIC HEARING - APPLICANT: PAY DIRT DEVELOPMENT AND INVESTMENT, LLC - OWNER: VIDA FALATOON, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 72-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 12.90 acres on the north side of Dorrell Lane, approximately 630 feet west of Decatur Boulevard (APNs 125-24-503-001, 002, 004, 008, 009, 011, and 017), R E (Residence Estates) under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zones [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL
115. ZON-9871 - PUBLIC HEARING - APPLICANT/OWNER: PHYLLIS M. FRIAS MANAGEMENT TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION] on 1.31 acres on the east side of Kevin Way, approximately 286 feet north of Centennial Parkway (APN 125-20-402-015), Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
116. SDR-9872 - PUBLIC HEARING - APPLICANT/OWNER: PHYLLIS M. FRIAS MANAGEMENT TRUST - Request for a Site Development Plan Review FOR A PROPOSED 10,191 SQUARE FOOT RETAIL DEVELOPMENT AND WAIVERS OF THE PERIMETER, PARKING LOT, AND FOUNDATION LANDSCAPING REQUIREMENTS; AND A WAIVER TO ALLOW 15% OPEN SPACE WHERE THE TOWNCENTER DEVELOPMENT STANDARDS REQUIRE 20% OPEN SPACE on 1.31 acres on the east side of Kevin Street, approximately 286 feet north of Centennial Parkway (APN 125-20-402-015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Ross). [NOTE THE LOCATION IS KEVIN WAY.] The Planning Commission (5-2 vote) and staff recommend DENIAL
117. GPA-9129 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: WPH ARCHITECTURE - OWNER: MAIN STREET ACQUISITIONS, LLC - Request to amend a portion of the Las Vegas Redevelopment Plan for the Downtown Las Vegas Redevelopment Area FROM: C (COMMERCIAL) TO: MXU (MIXED-USE) on 1.39 acres adjacent to the east side of Main Street, approximately 340 feet north of Bonanza Road (APNs 139-27-707-006 and 007), Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL
118. ZON-9131 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: WPH ARCHITECTURE - OWNER: MAIN STREET ACQUISITIONS, LLC. - Request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL DISTRICT) TO: C-1 (LIMITED COMMERCIAL) on 1.40 acres at 714, 718 and 722 Main Street; and 711 and 719 North First Street, (APNs 139-27-707-006, 007, 139-27-712-053 and 054), Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL
119. SUP-9135 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: WPH ARCHITECTURE - OWNER: MAIN STREET ACQUISITIONS, LLC. - Request for a Special Use Permit FOR A PROPOSED EIGHT-STORY, 99 FOOT MIXED-USE DEVELOPMENT at 714, 718 and 722 Main Street; and 711 and 719 North First Street, (APNs 139-27-707-006, 007, 139-27-712-053 and 054), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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120. SDR-9136 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: WPH ARCHITECTURE - OWNER: MAIN STREET ACQUISITIONS, LLC - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 109 RESIDENTIAL UNITS AND 9,779 SQUARE FEET OF RETAIL SPACE; AND WAIVERS OF THE RESIDENTIAL ADJACENCY REQUIREMENTS TO ALLOW A SETBACK OF 15 FEET WHERE 297 FEET IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW 70% LOT COVERAGE WHERE 50% IS THE MAXIMUM LOT COVERAGE PERMITTED on 1.40 acres at 714, 718 and 722 Main Street; and 711 and 719 North First Street (APNs 139-27-707-006, 007, 139-27-712-053 and 054), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL
121. GPA-9146 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend section 3.4.3(B) of the Centennial Hills Sector Plan TO ALLOW FOUR-STORY BUILDINGS WITHIN THE SC-TC (SERVICE COMMERCIAL - TOWN CENTER) Special Land Use Designation] subject to certain conditions, Ward 6 (Ross). NOTE: THIS APPLICATION HAS BEEN MODIFIED TO SX-TC (SUBURBAN MIXED USE - TOWN CENTER). The Planning Commission (3-3-1 vote on a motion for approval) failed to obtain a super majority which is tantamount to DENIAL. Staff recommends APPROVAL
122. MOD-9918 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION AND BUFFALO ALTA ASSOCIATES - Request for a Major Modification of section A3D of the Town Center Development Standards Manual TO ALLOW A BUILDING HEIGHT OF FOUR STORIES WHERE TWO STORIES IS THE MAXIMUM HEIGHT ALLOWED UNDER CERTAIN CONDITIONS in the T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) General Plan Designation], Ward 6 (Ross). The Planning Commission (5-2 vote) and staff recommend APPROVAL
123. ZON-9908 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION AND BUFFALO ALTA ASSOCIATES - OWNER: SHIRON CORPORATION - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: [T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION] on 20.12 acres adjacent to the northwest corner of Monte Cristo Way and Centennial Parkway (APNs 125-22-406-001, 125-22-404-003, 125-22-407-001 through 008 and 125-22-405-002), Ward 6 (Ross). The Planning Commission (6-1 vote) and staff recommend APPROVAL
124. SUP-9921 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION AND BUFFALO ALTA ASSOCIATES - Request for a Special Use Permit FOR A FOUR STORY MIXED USE DEVELOPMENT adjacent to the northwest corner of Monte Cristo Way and Centennial Parkway (APNs 125-22-406-001, 125-22-404-003, 125-22-407-001 thru 008 and 125-22-405-002), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross). The Planning Commission (5-2 vote) and staff recommend APPROVAL
125. WVR-10082 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION/BUFFALO ALTA ASSOCIATION - Request for a Waiver of Title 18.12.130 TO ALLOW A 230 FOOT LENGTH FOR PRIVATE STREETS WHERE 150 FEET ARE REQUIRED; Title 18.12.105 TO ALLOW A 18 FOOT PRIVATE DRIVE WHERE 24 FEET IS REQUIRED; Title 18.12.100 TO ALLOW A 24 FOOT PRIVATE STREET WHERE 37 FEET IS REQUIRED AND Title 18.12.160 TO ALLOW A 180 FOOT OFFSET WHERE 220 FEET IS REQUIRED on the north side of Centennial Hills Parkway between Tenaya Way and John Herbert Boulevard, (APNs 125-22-404-003, 125-22-405-002, 125-22-406-001, and 125-22-407-001 through 008), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross). The Planning Commission (5-2 vote) and staff recommend APPROVAL



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126. SDR-9913 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION/BUFFALO ALTA ASSOCIATION - Request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY, 725 CONDOMINIUM; 65 TOWNHOME RESIDENTIAL DEVELOPMENT WITH 35,700 SQUARE FEET OF COMMERCIAL FLOOR AREA; 58,000 SQUARE FEET OF OFFICE FLOOR AREA; AND 15,000 SQUARE FEET OF RESTAURANT FLOOR AREA; AND WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS FOR BUILDING PLACEMENT AND PERIMETER, PARKING LOT AND FOUNDATION LANDSCAPING REQUIREMENTS on 35.70 acres on the north side of Centennial Hills Parkway between Tenaya Way and John Herbert Boulevard (APNs 125-22-404-003, 125-22-405-002, 125-22-406-001, and 125-22-407-001 through 008), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross). The Planning Commission (5-2 vote) and staff recommend APPROVAL
127. VAC-9922 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION/BUFFALO ALTA ASSOCIATION - Petition to Vacate a portion of the north half of Centennial Parkway extending west approximately 1605 feet and a portion of the east half a John Herbert Boulevard north of the Centennial Parkway alignment, Ward 6 (Ross). The Planning Commission (6-1 vote) and staff recommend APPROVAL
128. VAC-9923 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION/BUFFALO ALTA ASSOCIATION - Petition to Vacate a portion of a 60 foot public right-of-way generally located on Darling Road between John Herbert Boulevard and Tioga Way, Ward 6 (Ross). The Planning Commission (6-1 vote) recommends DENIAL. Staff recommends APPROVAL
129. ZON-9925 - PUBLIC HEARING - APPLICANT: AHERN RENTALS - OWNER: DON AND PAUL, LLC - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) AND R-E (RESIDENCE ESTATES) TO: C-M (COMMERCIAL/INDUSTRIAL) on a portion of 8.69 acres on the south side of Bonanza Road, approximately 475 feet west of Martin L. King Boulevard (APNs 139-28-401-002, 003 and a portion of 139-28-411-001), Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
130. ZON-9961 - PUBLIC HEARING - APPLICANT: SCOTT GEARING - OWNER: 2300 N. DECATUR, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.56 acres at 2300 North Decatur Boulevard (APN 138-24-511-036), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
131. VAR-10093 - PUBLIC HEARING - APPLICANT: SCOTT GEARING - OWNER: 2300 N. DECATUR, LLC - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 42 FEET WHERE 57 FEET IS THE MINIMUM SETBACK REQUIRED on 0.56 acres at 2300 North Decatur Boulevard (APN 138-24-511-036), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
132. VAR-10095 - PUBLIC HEARING - APPLICANT: SCOTT GEARING - OWNER: 2300 N. DECATUR, LLC - Request for a Variance TO ALLOW 28 PARKING SPACES WHERE 35 PARKING SPACES IS THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED RETAIL BUILDING on 0.56 acres at 2300 North Decatur Boulevard (APN 138-24-511-036), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL
133. SDR-10092 - PUBLIC HEARING - APPLICANT: SCOTT GEARING - OWNER: 2300 N. DECATUR, LLC - Request for a Site Development Plan Review FOR A PROPOSED 5,999 SQUARE-FOOT RETAIL BUILDING AND WAIVERS TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; TO ALLOW A 5-FOOT CORNER SIDEYARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED; TO ALLOW NO SEPARATION OF A TRASH ENCLOSURE FROM RESIDENTIAL USE WHERE 50-FEET IS THE MINIMUM REQUIRED; AND FOR A REDUCTION OF PARKING LOT PERIMETER LANDSCAPE REQUIREMENTS on 0.56 acres at 2300 North Decatur Boulevard (APN 138-24-511-036), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

## **PLANNING & DEVELOPMENT - DISCUSSION**

134. ZON-10117 - PUBLIC HEARING - APPLICANT/OWNER: VISTA DEL REY ASSOCIATES, LLC. - Request for a Rezoning FROM: R-PD18 (RESIDENTIAL PLANNED DEVELOPMENT - 18 UNITS PER ACRE) TO: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) on 6.84 acres at 6701 Del Rey Avenue (APN 163-02-202-010), Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL
135. SDR-8032 - PUBLIC HEARING - APPLICANT/OWNER: VISTA DEL REY ASSOCIATES, LLC. - Request for a Site Development Plan Review FOR THE CONVERSION OF A 144-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 6.84 acres at the southwest corner of Del Rey Avenue and Redwood Street (APN 163-02-202-010), R-PD18 (Residential Planned Development - 18 Units Per Acre) Zone [PROPOSED: R-PD19 (Residential Planned Development - 19 Units Per Acre) Zone], Ward 1 (Tarkanian). The Planning Commission (4-3 vote) and staff recommend DENIAL
136. GPA-9167 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: KYLE ACQUISITION GROUP, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM SC (SERVICE COMMERCIAL), PCD (PLANNED COMMUNITY DEVELOPMENT) AND PF (PUBLIC FACILITIES) TO: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road (APNs Multiple), Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL
137. GPA-7323 - PUBLIC HEARING - APPLICANT B & B ASSET MANAGEMENT, LLC. - OWNER - IN SUP SONG AND YONG JA SONG - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.8 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
138. ZON-7470 - PUBLIC HEARING - APPLICANT: B & B ASSET MANAGEMENT, LLC. - OWNER: IN SUP SONG AND YONG JA SONG - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 2.8 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
139. WVR-10086 - PUBLIC HEARING - APPLICANT: B & B ASSET MANAGEMENT, LLC. - OWNER: IN SUP SONG AND YONG JA SONG - Request for a Waiver of Title 18.12.160 TO ALLOW 145 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM INTERSECTION OFFSET ALLOWED at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
140. VAR-7535 - PUBLIC HEARING - APPLICANT: B & B ASSET MANAGEMENT, LLC. - OWNER: IN SUP SONG AND YONG JA SONG - Request for a Variance TO ALLOW A 2.8-ACRE R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT WHERE FIVE ACRES IS THE MINIMUM SITE AREA REQUIRED at the southwest corner of Lake Mead Boulevard and Michael Way (APN 138-24-305-001 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
141. SDR-7473 - PUBLIC HEARING - APPLICANT: B & B ASSET MANAGEMENT, LLC. - OWNER: IN SUP SONG AND YONG JA SONG - Request for a Site Development Plan Review FOR A PROPOSED 11-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.8 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

## **PLANNING & DEVELOPMENT - DISCUSSION**

142. GPA-9144 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) AND R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 18.66 acres at the southwest corner of Ann Road and Rebecca Road (APNs 125-35-101-003, 004, 006, 008, and 125-35-103-005), Ward 6 (Ross). The Planning Commission (4-3 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends DENIAL
143. ZON-9141 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 18.66 acres at the southwest corner of Ann Road and Rebecca Road (APNs 125-35-101-003, 004, 006, 008, and 125-35-103-005), Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL
144. VAR-9143 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL - Request for a Variance TO ALLOW 22,205 SQUARE FEET OF OPEN SPACE WHERE 59,677 SQUARE FEET IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED IN CONJUNCTION WITH A PROPOSED 79-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.66 acres at the southwest corner of Ann Road and Rebecca Road (APNs 125-35-101-003, 004, 006, 008 and 125-35-103-005), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 6 (Ross). [NOTE: THE APPLICATION IS TO ALLOW 31,798 SQUARE FEET OF OPEN SPACE WHERE 56,898 SQUARE FEET IS THE MINIMUM REQUIRED] Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL
145. VAC-9540 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL - Petition to Vacate the portion of Tina Lane west of Rebecca Road, Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL
146. SDR-9142 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL - Request for a Site Development Plan Review FOR A 79-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.66 acres at the southwest corner of Ann Road and Rebecca Road (APN 125-35-101-003, 004, 006, 008 and 125-35-103-005), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL

## **SET DATE**

147. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

## **CITIZENS PARTICIPATION**

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CITY COUNCIL. NO SUBJECT MAY BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

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THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge  
Bulletin Board, City Hall Plaza (next door to Metro Records)  
Las Vegas Library, 833 Las Vegas Boulevard North  
Clark County Government Center, 500 S. Grand Central Parkway  
Grant Sawyer Building, 555 E. Washington Avenue